

Planning and Environment Act 1987

MANNINGHAM PLANNING SCHEME

AMENDMENT C30

Development Contribution Plan, Public Acquisition Overlay,
5% Open Space Contribution

AMENDMENT DOCUMENTATION

- Municipal Strategic Statement – Clause 21.05
- Development Contribution Plan Overlay – Clause 45.06 Schedules and Map 1
- Public Acquisition Overlay Schedule and Map
- Open Space Contribution – Clause 52.01

Note:

- Doncaster Hill Development Contribution Plan incorporated document – Clause 81
(this document is available for viewing at Council Offices or on www.doncasterhill.com)

21.05 URBAN DESIGN**21.05-1 Overview**

The City of Manningham is committed to providing an environment and a quality of life that provides the highest benefits to all. Urban design in Manningham should respond to the urban and non-urban character of the municipality, diverse community needs, cultural heritage, and natural assets, providing a ‘sense of place’ for residents and visitors.

Effective urban design will influence and establish an identifiable character for the municipality and its individual areas, including commercial, industrial, residential, open space and non-urban areas. Development in Manningham should improve functionality, accessibility, safety, social interaction, promote energy efficiency, and address scale and identity through site responsive design.

Emphasis should be placed on improving the image and appearance of Activity Centres, residential and commercial developments. The future use and development of Doncaster Road, should create a ‘sense of arrival’ to the City. Development that reflects high quality built form and best practice environmental design will be encouraged.

21.05-2 Key issues, objectives, strategies and implementation

The key issues relating to urban design together with the objectives, strategies and implementation measures are set out below.

Key issue 1

- The need for a ‘sense of arrival’ at Manningham’s gateways.

Objectives

- To clearly define, improve and identify gateways to the municipality which promote the identity of the City.

Strategies

Strategies to achieve this objective include:

- Encourage appropriate built form at gateways that reflects the character of the local neighbourhood, promotes a positive image for the municipality and provides a sense of arrival.
- Introduce a program of works for public land at gateway sites.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Using local policy to encourage appropriate built form at gateways. (*Design and development policy, Clause 22.01*)
- Taking into account the views of Council’s Streetscape Design Taskforce and the Urban Design Taskforce.

Zones and overlays**Further strategic work**

- Preparing an urban design framework which promotes urban design objectives for the municipality and to guide planning proposals.

Other actions

- Implementing the Gateway Sculpture Program to clearly define, improve and identify municipal gateways.
- Implementing the Bulleen Gateway Study (1991), which outlines opportunities to capitalising on assets such as the river, parks, heritage areas and commercial centres.

Key issue 2

- The design and appearance of new commercial development.

Objectives

- To achieve commercial development that makes a positive visual contribution to existing commercial areas and activity centres.

Strategies

Strategies to achieve this objective include:

- Ensure high standards of urban design which enhance the appearance of existing commercial areas and activity centres.

Implementation

This strategy will be implemented by:

Policy and exercise of discretion

- Negotiating with developers for a contribution towards the enhancement of the public realm as part of major development proposals, or rezoning requests, where appropriate.
- Taking into account the views of Council's Streetscape Design Taskforce and the Urban Design Taskforce.

Zones and overlays

- Applying a Design and Development Overlay to provide specific guidelines for the use and development of land adjacent to Doncaster Road.

Further strategic work

- Completing the Doncaster Road 'River of Life' Strategy and identifying implementation opportunities through the planning scheme to set out the direction for the appearance of new commercial development along the road.

- Completing the Neighbourhood Character Study to identify the major contributors to neighbourhood character and identifying implementation opportunities through the planning scheme.
- Developing, implementing and reviewing structure plans for each activity centre to provide landscape and urban design measures to increase public safety, comfort, functionality and achieve a high standard environment.

Other actions

- Implementing the Streetscape and Neighbourhood Character Study (1998) which identifies key physical elements which strengthen the municipality's sense of identity.
- Implementing the energy efficiency design guidelines for commercial buildings as outlined in Energy Efficient Commercial Buildings – Design Guidelines and Case Studies (1994).

Key issue 3

- Scale of residential development along Doncaster Road.

Objectives

- To achieve development along Doncaster Road so that a distinct boulevard edge is created.

Strategies

Strategies to achieve this objective include:

- Facilitate, through development, the creation of a distinct boulevard edge to Doncaster Road.

Implementation

This strategy will be implemented by:

Policy and exercise of discretion

- Taking into account the views of Council's Urban Design Taskforce on major development applications.

Zones and overlays

- Applying the Design and Development Overlay to ensure the scale of development along Doncaster Road is appropriate.

Further strategic work

- Completing the draft Neighbourhood Character Study (1999) to identify the major contributors to neighbourhood character and identifying implementation opportunities through the planning scheme.

- Completing the Doncaster Road ‘River of Life’ Strategy (1997) to set out desirable architectural features in order to create visual interest and appropriate scale and identifying implementation opportunities through the planning scheme.
- Preparing and implementing a Residential Development Strategy.

Other actions

- Implementing the Streetscape and Neighbourhood Character Study (1999) which identifies key physical elements, which strengthen the municipality’s sense of identity.

Key issue 4

- Functionality of commercial developments.

Objectives

- To achieve development with a high standard of amenity, functionality and safety.

Strategies

Strategies to achieve this objective include:

- Encourage development to provide:
 - A high standard of landscape treatment.
 - Safe and convenient vehicle and pedestrian access.
 - Access for people with limited mobility.
 - Appropriately designed and located carparking.
 - Improved accessibility to integrated public transport.

Implementation

This strategy will be implemented by:

Policy and exercise of discretion

- Using local policy to improve the functionality of commercial developments. (*Design and development policy, Clause 22.01; Accommodation premises policy, Clause 22.04; Eating and entertainment premises policy, Clause 22.06; Medical and veterinary centres policy, Clause 22.07; and Access for disabled people policy, Clause 22.09.*)

Zones and overlays

- Applying the Design and Development Overlay between Doncaster Shoppingtown and the Municipal Offices to ensure the functionality of commercial developments.

Further strategic work

- Implementing centre structure plans and investigating implementation opportunities in the planning scheme.

Other actions

Key issue 5

- Design of built form in the Doncaster Activity Centre.

Objectives

- To achieve high quality built form that complements the scale of surrounding development and the character of the local area.
- To encourage a variety of built form elements which reflect different uses within a development.

Strategies

Strategies to achieve these objectives include:

- Encourage interesting contemporary architecture, and diverse and distinctive treatment of elevations that are of a high standard.
- Ensure that development within the Doncaster Activity Centre is of high quality and takes into account the capacity of existing infrastructure.
- Promote mixed use development and development of a vibrant public realm.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Requiring large developments in the Doncaster Activity Centre to incorporate more than one type of land use.
- Requiring development, particularly on prominent sites, to adopt strong visual treatments incorporating interesting contemporary architecture, and diverse and distinctive treatment of elevations.

Zones and overlays***Further strategic work***

- Reviewing the Urban Design Framework, Guidelines and Activity Distribution contained in the Doncaster Activity Centre Development Strategy - Final Report (1990).

Other actions

- Implementing the strategic objectives and the design and siting guidelines contained in the Doncaster Activity Centre Town Centre Project (1994).

Key issue 6

- Infrastructure requirements in the Doncaster Hill Activity Centre.

Objectives

- To ensure that the future infrastructure requirements of the Doncaster Hill Activity Centre are met.
- To ensure all costs are equitably apportioned between developers and the responsible authority, in the provision of all relevant infrastructure.

Strategies

Strategies to achieve these objectives include:

- Provide appropriate infrastructure to meet the needs of the Doncaster Hill community, in accordance with the Doncaster Hill Development Contributions Plan (June 2003).
- Implementing the Doncaster Hill Development Contributions Plan (June 2003) that will proportionately allocate identified development contributions, according to projected share of usage.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

Zones and overlays

- Applying the Development Contributions Plan Overlay (DCPO1) for the purpose of levying contributions for the provision of works, services and facilities before development can commence.
- Applying the Public Acquisition Overlay (PAO1) and (PAO7) for the purpose of identifying land that Council proposes to acquire for open space or new road construction purposes.

Further strategic work

- Prepare a Parking Precinct Plan for the Doncaster Hill Activity Centre.

Other actions

- Require a 5% public open space contribution for subdivisions in the Doncaster Hill Activity Centre (Clause 52.01).
- Implement mechanisms for the collection, disbursement and management of the Development Contributions Plan funds.

Key issue 7

- Visual amenity of small, neighbourhood level shopping centres.

Objective

- To ensure that small, neighbourhood level shopping centres make a positive visual contribution to the neighbourhood.

Strategies

Strategies to achieve this objective include:

- Encourage rejuvenation and redevelopment of commercial properties.
- Promote economic development opportunities in small, neighbourhood level shopping centres.
- Investigate the need for physical works in the public domain.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Encouraging uses that contribute to the vitality and convenience of smaller centres, while maintaining neighbourhood amenity.

Zones and overlays

Further strategic work

- Investigating the on-going vitality and changing role of small, neighbourhood level shopping centres.

Other actions

- Completing an inventory of small, neighbourhood level shopping centres to determine the scope, scale and priority of physical works necessary to achieve an increase in visual amenity, and incorporate in Council's Corporate Plan and Capital Works Program.

Key issue 8

- Design of Doncaster Shoppingtown.

Objectives

- To ensure that any development of Doncaster Shoppingtown is of a high standard in terms of architecture, urban design and landscape treatment.

Strategies

Strategies to achieve this objective include:

- Apply a set of urban design principles which deal with such matters as the natural and built form elements, access, public transport, landscape buffers, interface between residential and commercial areas and massing of building facades.

Implementation

This strategy will be implemented by:

Policy and exercise of discretion

- Using local policy to apply a set of urban design principles to Doncaster Shoppingtown. (*Design and development policy, Clause 22.01*).
- Referring proposals for the development of Doncaster Shoppingtown to Council's Urban Design Taskforce.
- Requiring development proposals to have regard to the mixed scale and intensity of surrounding land use including residential and commercial development.
- Requiring building design to reflect the site's prominent location in the municipality.
- Requiring development proposals to consider the important public focus of the centre by providing functional indoor and outdoor facilities.

Zones and overlays

- Applying the Incorporated Plan Overlay which includes urban design principles to the Doncaster Shoppingtown.

Further strategic work

Other actions

Key issue 9

- Multi-level development (commercial and residential).

Objectives

- To ensure that multi-level development makes a positive contribution to an area's local character and visual amenity.

Strategies

Strategies to achieve this objective include:

- Encourage high quality built form that complements surrounding developments.
- Encourage appropriate multi-level development in suitable locations in or adjacent to activity centres.
- Require multi-level development to include stepped heights, articulation, and sufficient setbacks to avoid detrimental impacts to the area's character and amenity.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

Zones and overlays

- Applying the Mixed Use Zone to facilitate multi-level developments, particularly where they include a commercial component.

Further strategic work

- Completing building bulk guidelines to ensure that developments are not excessively bulky or out of scale with surrounding development and identifying implementation opportunities in the planning scheme.
- Preparing and implementing an urban design framework.
- Completing the draft Neighbourhood Character Study (1999) and identifying implementation opportunities through the planning scheme.
- Preparing and implementing a residential development strategy.

Other actions

- Encouraging collaborative design processes with key stakeholders for significant proposals.

Key issue 10

- Scale and character of development within the local neighbourhood.

Objectives

- To ensure that development is designed and landscaped to create a high quality built form which complements the scale of surrounding development and contributes positively to the neighbourhood character.
- To ensure that built form responds to the landform.

Strategies

Strategies to achieve these objectives include:

- Encourage high quality built form, which complements surrounding developments.
- Ensure that buildings and works enhance design and management objectives and investment in buildings and works on public land where development is proposed adjacent to or abutting public land or major traffic routes.
- Encourage development on steeply sloping sites to adopt suitable architectural techniques that minimise earthworks and building mass.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Requiring applications for buildings and works to respond to design and management objectives and investment in buildings and works on public land.
- Requiring buildings on steeply sloping sites to incorporate a tiered design to avoid incompatible scale and bulk with surrounding development.
- Using local policy to ensure that development is responsive to the scale and character of the local neighbourhood. (*Design and development policy, Clause 22.01*).

Zones and overlays

Further strategic work

- Completing the draft Neighbourhood Character Study (1999) to encourage appropriate built form and identifying implementation opportunities through the planning scheme.
- Completing building bulk guidelines to ensure that developments are not excessively bulky or out of scale with surrounding development and identifying implementation opportunities in the planning scheme.
- Preparing and implementing an urban design strategy which achieves high quality built form that functions efficiently, increases public safety, comfort, functionality and provides a high standard of environmental quality.
- Preparing and implementing an urban design framework.

Other actions

Key issue 11

- Indigenous and exotic vegetation that provides a sense of identity for an area.

Objectives

- To promote the identity of the city with a focus on indigenous vegetation where appropriate and in accordance with the Streetscape and Neighbourhood Character Study (1998).
- To promote the use of exotic vegetation where appropriate and in accordance with the Streetscape and Neighbourhood Character Study (1998).

Strategies

Strategies to achieve these objectives include:

- Retain and enhance indigenous vegetation.
- Encourage the use of indigenous vegetation in new developments.
- Revegetate Council owned/managed land using indigenous plants.
- Encourage the longevity of older exotic species with landscape character or heritage values, where this does not pose a threat of environmental weed invasion.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Using local policy to protect and enhance indigenous vegetation along roadsides. (*Indigenous flora and fauna policy, Clause 22.02*)
- Applying the design elements of the Site Design Guide for Residential Development on Bushland Fringes in the City of Manningham (1995).

- Requiring development proposals to include landscape plans incorporate the use of indigenous plants.
- Requiring the retention of native vegetation wherever practical and/or requiring landscaping to incorporate indigenous flora.

Zones and overlays

- Applying the Vegetation Protection Overlay, Significant Landscape Overlay, Environmental Significance Overlay and Heritage Overlay, in areas where indigenous vegetation is identified as a significant contributor to the area's character and identity.

Further strategic work

- Updating the Site Design Guide for Residential Development on Bushland Fringes in the City of Manningham (1995) and include Wonga Park.

Other Actions

- Implementing the Streetscape and Neighbourhood Character Study (1998) which emphasises the use of indigenous and exotic vegetation that provides a sense of identity for areas defined in the study.
- Developing and implementing a revegetation program on Council owned/managed land using indigenous plants along identified habitat corridors, natural areas, main arterial roads, and at main gateways.
- Promoting and encouraging species appropriate for street tree planting in accordance with Street Trees Appropriate Species for the City of Manningham – A Pictorial Guide (1998).

Key issue 12

- Use of resources and materials.

Objectives

- To reduce the amount of raw material used in developments.

Strategies

Strategies to achieve this objective include:

- Promote and encourage the use of recycled materials.
- Reduce wastage of materials.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Encouraging the use of recycled materials, particularly where a reliable source exists.

Zones and overlays**Further strategic work**

- Developing a register of recycled material suppliers as a resource for applicants.

Other actions

- Encouraging changes to ordering practices to reduce wastage.

Key issue 13

- The protection and enhancement of Manningham's landmarks, views and vistas.

Objectives

- To retain and strengthen key landmarks, views and vistas.

Strategies

Strategies to achieve this objective include:

- Require development proposals to respond to key landmarks, views and vistas in Manningham.

Implementation

This strategy will be implemented by:

Policy and exercise of discretion

- Requiring developments to capitalise on views and vistas.
- Having regard for the Middle Yarra Concept Plan (1993) which implements government policies that protect and enhance Manningham's landmarks, views and vistas which for part of the Middle Yarra.

Zones and overlays

- Applying a Significant Landscape Overlay to provide specific guidelines for the use and development of land in areas containing significant views and vistas.
- Applying a Design and Development Overlay along the Doncaster Road viewing corridor.

Further strategic work

- Preparing and implementing an urban design framework to provide guidance where development applications potentially have a detrimental impact on key landmarks, views and vistas.

Other actions

Key issue 14

- Integration of art in the urban landscape and in the public realm.

Objectives

- To achieve an increase in the number of art works incorporated in public and private building and development works and infrastructure.

Strategies

Strategies to achieve this objective include:

- Encourage the incorporation of art works that are site responsive and form an integral component of appropriate development applications.

Implementation

This strategy will be implemented by:

Policy and exercise of discretion

- Using local policy to encourage the incorporation of art in appropriate development applications (*Design and development policy, Clause 22.01*).
- Encouraging the incorporation of art in appropriate development proposals.
- Referring development applications, where appropriate, to Council's Art Works Committee to approve all commissioned art works.

Zones and overlays***Further strategic work******Other actions*****Key issue 15**

- Visual impact of car parking areas.

Objectives

- To reduce the visual impacts of car parking and driveway areas.

Strategies

Strategies to achieve this objective include:

- Encourage car parking areas at the rear, side or underneath buildings in a way that responds to landform and surrounding development.

Implementation

This strategy will be implemented by:

Policy and exercise of discretion

- Using local policy to guide the location and design of car parking areas (*Design and development policy, Clause 22.01*).

Zones and overlays

Further strategic work

Other actions

Key issue 16

- Visual impact of signs.

Objective

- To ensure that all advertising signs complement the character of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function.

Strategies

Strategies to achieve this objective include:

- Encourage signs which complement the character of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function.
- Minimise the impacts of signs on key landmarks, views and vistas.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Using local policy to guide the location and display of advertising signs. (*Advertising signs policy, Clause 22.08*).

Zones and overlays

Further strategic work

Other actions

45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

45.06-1 Development contributions plan

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

45.06-2 Preparation of a development contributions plan

The development contributions plan may consist of plans or other documents and may, with the agreement of the planning authority, be prepared and implemented in stages.

The development contributions plan must:

- Specify the area to which the plan applies.
- Set out the works, services and facilities to be funded through the plan, including the staging of the provision of those works, services and facilities.
- Relate the need for the works, services or facilities to the proposed development of land in the area.
- Specify the estimated costs of each of the works, services and facilities.
- Specify the proportion of the total estimated costs of the works, services and facilities which is to be funded by a development infrastructure levy or community infrastructure levy or both.
- Specify the land in the area and the types of development in respect of which a levy is payable and the method for determining the levy payable in respect of any development of land.
- Provide for the procedures for the collection of a development infrastructure levy in respect to any development for which a permit is not required.

The development contributions plan may:

- Exempt certain land or certain types of development from payment of a development infrastructure levy or community infrastructure levy or both.
- Provide for different rates or amounts of levy to be payable in respect of different types of development of land or different parts of the area.

Notes: *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAYShown on the planning scheme map as **DCPO1****DONCASTER HILL DEVELOPMENT CONTRIBUTIONS PLAN****1.0 Area covered by this development contributions plan**

This development contributions plan applies to all land shown on Planning Scheme Map No.7DCPO.

2.0 Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Transport	\$6,359,480	Refer to Development Contributions Plan	\$4,954,834	78%
Streetscape	\$6,639,414	Refer to Development Contributions Plan	\$4,647,590	70%
Public Art	\$3,870,000	Refer to Development Contributions Plan	\$2,709,000	70%
Development Infrastructure: social	\$2,620,000	Refer to Development Contributions Plan	\$1,834,000	70%
Community Infrastructure: social	\$10,100,000	Refer to Development Contributions Plan	\$3,400,000	34%
Community Infrastructure with cap removed ¹			\$5,800,000	57%
TOTAL	\$29,588,894	2003-2021	\$17,545,424	59%
TOTAL with cap removed	\$29,588,894		\$19,945,424	67%

¹ As included in the Development Contributions reforms soon to be implemented. Refer to “A New Development Contributions System for Victoria, May 2003”.

3.0 Summary of contributions

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community Infrastructure		All Infrastructure	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
Transport	\$322 per dwelling	\$322 per 121m ² commercial floor space, 19m ² of retail floor space	None specified	None specified	\$322 per dwelling	\$322 per 121m ² commercial floor space, 19m ² of retail floor space
Streetscape	\$257 per dwelling	\$257 per 121m ² commercial floor space, 19m ² of retail floor space	None specified	None specified	\$257 per dwelling	\$257 per 121m ² commercial floor space, 19m ² of retail floor space
Public Art	\$122 per dwelling	\$122 per 121m ² commercial floor space, 19m ² of retail floor space	None specified	None specified	\$122 per dwelling	\$122 per 121m ² commercial floor space, 19m ² of retail floor space
Social	\$296 per dwelling	None specified	\$450 per dwelling	None specified	\$746 per dwelling	None specified
Social with community infrastructure cap removed ²			\$987			
TOTAL	\$997	\$701	\$450	None specified	\$1,447	\$701
TOTAL with community infrastructure cap removed	\$997	\$701	\$987	None specified	\$1,984	\$701

² As included in the Development Contributions reforms soon to be implemented. Refer to "A New Development Contributions System for Victoria, May 2003".

Levies payable by the development should be specified appropriately, e.g. in \$ per lot or \$ per hectare.

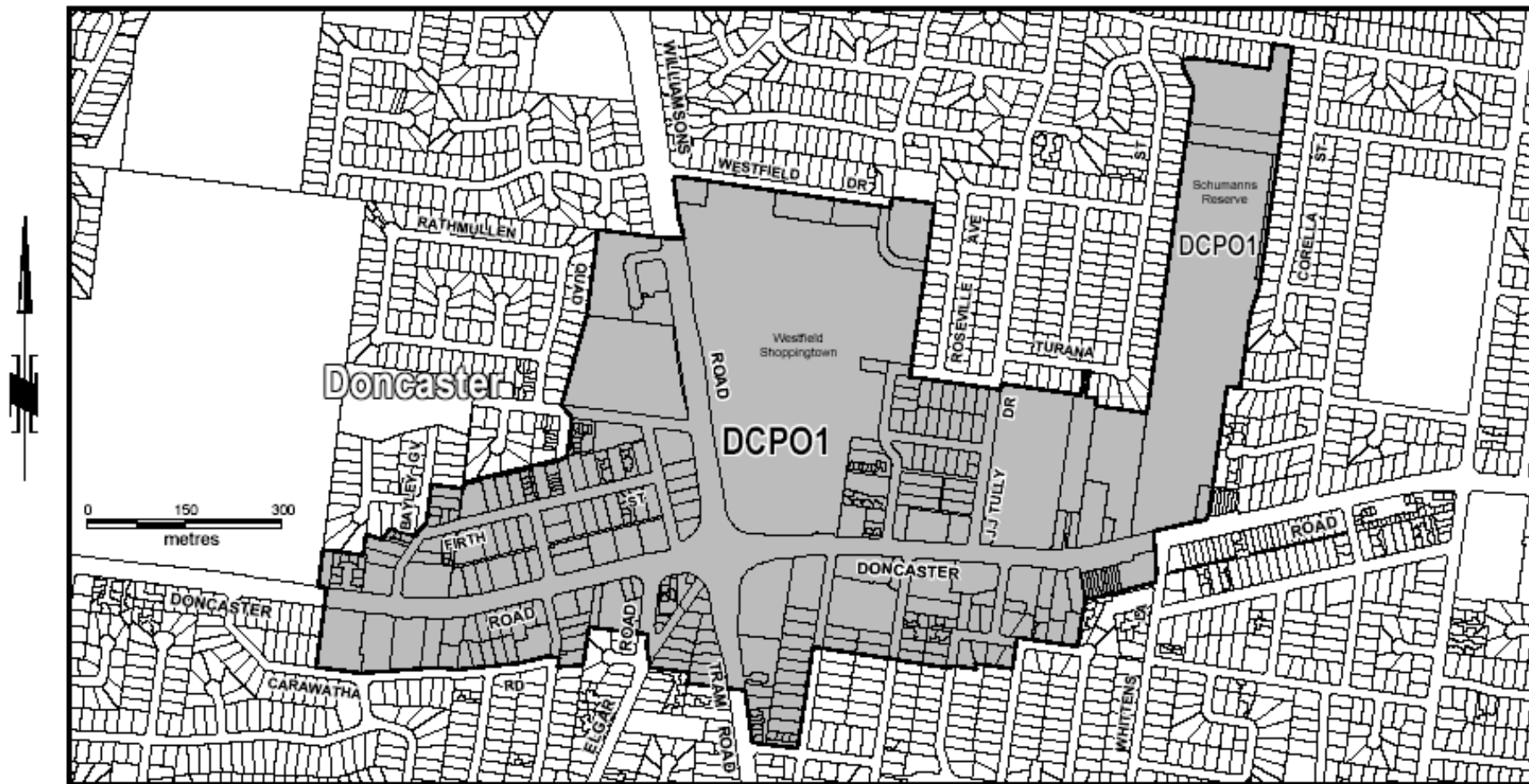
4.0 Land or development excluded from development contributions plan

Exemptions from payment of development contributions apply in the following circumstances:

- The construction of building(s) or the construction or carrying out of works or subdivision that results in a demand that is below the demand unit specified in Schedule 1 to the Development Contributions Plan Overlay and where there is no increase in demand on infrastructure as a result of the proposal.
- Constructing a building or construct or carry out works specified in Clause 62.02.
- Subdivisions specified in Clause 62.03.
- Construction of one dwelling or construct or carry out works associated with one dwelling on a lot.
- Construction of a building or construct or carry out works to reinstate the pre-existing standard of buildings damaged or destroyed.
- Advertising signs.
- Construction of building(s) or the construction or carrying out of works or subdivision by or on behalf of Manningham City Council that implements infrastructure funded by this Development Contributions Plan.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details

MANNINGHAM PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 7DCPO

LEGEND

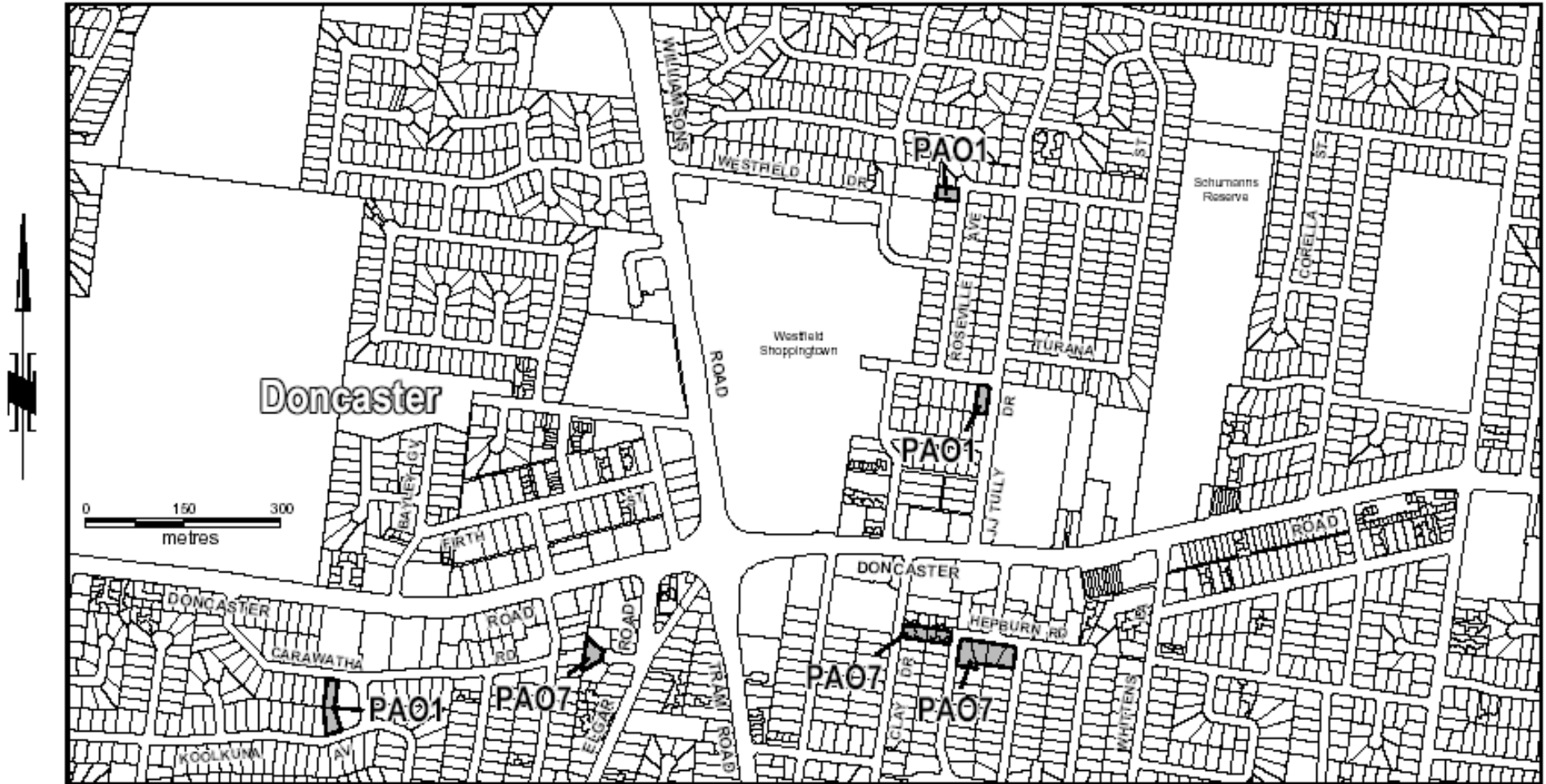
DCPO1	DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1
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AMENDMENT C30

SCHEDULE TO THE PUBLIC ACQUISITION OVERLAY

PS Map	Acquisition Authority	Purpose of Acquisition
PAO1	Manningham Council	City Open Space
PAO2	Melbourne Parks and Waterways	Parks Open Space
PAO3	Melbourne Water	Drainage
PAO4	Roads Corporation	Road widening
PAO5	Department of Natural Resources and Environment	Open Space
PAO6	Manningham Council	City Drainage
PAO7	Manningham Council	City Road

MANNINGHAM PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 7PAO

LEGEND

PAO1	PUBLIC ACQUISITION OVERLAY 1
PAO7	PUBLIC ACQUISITION OVERLAY 7

AMENDMENT C30

PREPARED BY: PLANNING DATA AND MAPPING TEAM
Geographical Information System

DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT



SCHEDULE TO CLAUSE 52.01

Type or location of subdivision	Amount of contribution for public open space
Any subdivision of land in the area affected by the Development Contributions Plan Overlay Schedule 1 shown on the planning scheme maps as DCPO1	5%
